

LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.: Miscellaneous 01014

DATE: December 17, 2001

PROPOSAL: To amend County Resolution #3706, Land Subdivision, to be consistent with Lincoln Municipal Code (LMC) Title 26.

RECOMMENDATION:

Approval

GENERAL INFORMATION:

APPLICANT: Kathleen Sellman
Director of Planning

CONTACT: Michael DeKalb
Planning Department
555 S. 10th Street, Room 213
(402)441-6370

PROPOSED TEXT CHANGE:

CHAPTER 8

FORM OF FINAL PLAT

Sec. 8.01. FINAL PLAT REQUIREMENTS.

The final plat shall comply with the subdivision design standards set out in Chapter 4 hereof, shall comply with the approved preliminary plat, and shall consist of an accurate map or plat designating specifically the land so laid out and particularly describing the lots, blocks, streets, roads, alleys, public ways or other portions of the same intended to be dedicated for public use or for the use of the purchasers or owners of lots fronting thereon or adjacent thereto.

Sec. 8.02. FORM OF THE FINAL PLAT.

(a) The size of each sheet of said final plat shall be ~~sixteen by twenty-four (16 X 24)~~ sixteen by twenty-two (16 X 22) inches. All lots and, wherever practicable, blocks in their entirety, shall be shown on one sheet.

(b) Said final plat shall be accurately, clearly, and legibly drawn in black waterproof India ink or photographed upon tracing cloth or clear mylar which is a minimum of three thousandths (.003) of an inch thick or its equivalent. Affidavits, certificates, and acknowledgements shall be legibly lettered or printed upon the final plat with opaque ink. Signatures shall be in black opaque ink.

(c) A marginal line shall be drawn completely around each sheet, leaving an entirely blank margin of at least one-half inch.

(d) The final plat shall be drawn to one of the following scales only: 1 inch equals 20 feet, 1 inch equals 30 feet, 1 inch equals 40 feet, 1 inch equals 50 ft., 1 inch equals 60 feet, or 1 inch equals 100 feet or any other scale proposed by the subdivider with the approval of the Planning Director. The scale selected shall be sufficient to show all required information clearly, and enough sheets shall be used to accomplish this end. (Resolution #4942, December 8, 1992).

(e) If more than one sheet is used, the particular number of the sheet and the total number of sheets comprising the final plat shall be stated on each of the sheets; and the relationship to each adjoining sheet shall be clearly shown. If more than two sheets are used, an index sheet the same size as required above shall be included showing, at whatever scale is necessary, the entire subdivision with an indication by the use of dotted lines of the component areas which are shown on the other sheets.

(f) The boundary of the subdivision shall be clearly identified on the final plat. All lines shown on the final plat which do not constitute a part of the subdivision itself shall be clearly distinguishable from those lines which are a part of the subdivision, and any area enclosed by such lines shall be labeled, "not a part of this subdivision."

ANALYSIS:

1. This change will remove an inconsistency with the City Subdivision Ordinance.
2. Consistency should help the general public and development community.
3. Most applications received are at the City size requirement.
4. The original reason this size was required, was to fit the storage drawers of the County Register of Deeds Office. This is no longer needed by the Register of Deeds.

Prepared by:

Michael DeKalb, AICP
Planner